151.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	624,400 / 624,400
					USE VALUE:	624,400 / 624,400
					ASSESSED:	624,400 / 624,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOULD ROBERTA A		
Owner 2:			
Owner 3:			
Street 1:	234 PARK AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	ROWELL DOROTHY F -
Owner 2:	-
Street 1:	234 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,060 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1328 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6060.000	203,100		421,300	624,400
Total Card	0.139	203,100		421,300	624,400
Total Parcel	0.139	203,100		421,300	624,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.36 | /Parcel: 470.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99761
GIS Ref	
GIS Ref	
Insp Date	06/07/18

!11815!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	203,100	0	6,060.	421,300	624,400	624,400	Year End Roll	12/18/2019
2019	101	FV	180,500	0	6,060.	421,300	601,800	601,800	Year End Roll	1/3/2019
2018	101	FV	180,500	0	6,060.	373,100	553,600	553,600	Year End Roll	12/20/2017
2017	101	FV	180,500	0	6,060.	312,900	493,400	493,400	Year End Roll	1/3/2017
2016	101	FV	192,500	0	6,060.	312,900	505,400	505,400	Year End	1/4/2016
2015	101	FV	180,800	0	6,060.	270,800	451,600	451,600	Year End Roll	12/11/2014
2014	101	FV	180,800	0	6,060.	261,800	442,600	442,600	Year End Roll	12/16/2013
2013	101	FV	180,800	0	6,060.	249,100	429,900	429,900		12/13/2012

PRINT

Date	Time
12/11/20	01:56:58

LAST REV

Date	Time
09/05/18	09:52:02
danam	
11815	

USER DEFINED

Prior Id # 1:	99761
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROWELL DOROTHY	37335-568		12/11/2002		370,000	No	No		
	13374-489		1/1/1978		1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2017	991	Re-Roof	12,595	C				
5/22/2015	544	Alterati	2,077					
3/27/2007	179	Re-Roof	8,990					
2/3/1993	29	Manual	5,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	CC	Chris C
6/4/2015	Info Fm Prmt	PC	PHIL C
12/29/2008	Measured	372	PATRIOT
2/26/2003	MLS	MM	Mary M
11/19/1999	Meas/Inspect	263	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6060		Sq. Ft.	Site		0	70.	0.99	8									421,260						421,300	

Total AC/HA:	0.13912	Total SF/SM:	6060	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	421,260	Spl Credit		Total:	421,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294308
Depreciation:	91235
Depreciated Total:	203072

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

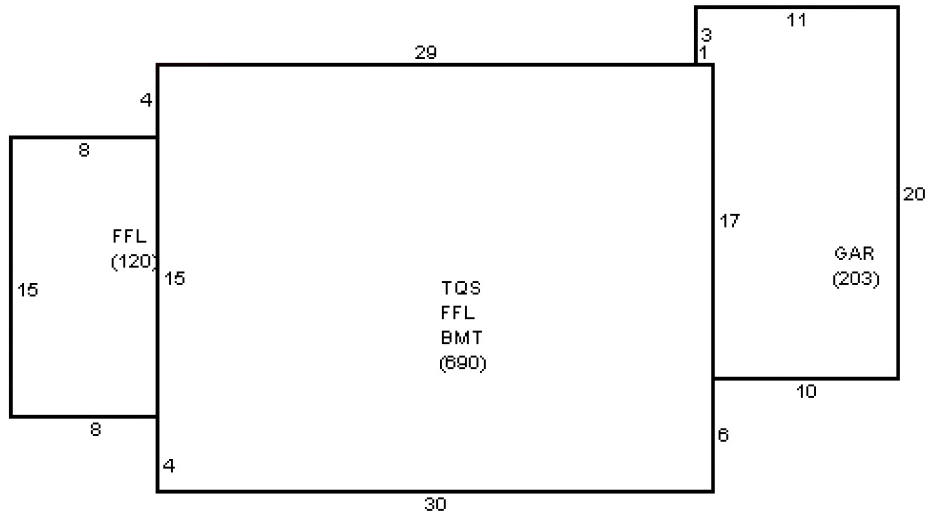
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	91.45
Final Total:	203100	Val/Su SzAd	152.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	810	140.320	113,658
BMT	Basement	690	42.100	29,046
TQS	3/4 Story	518	140.320	72,615
GAR	Garage	203	27.040	5,489

Net Sketched Area:	2,221			Total:	220,808
Size Ad	1327.5	Gross Are	2393	FinArea	1328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: